Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

BOOK 4865 PAGE 148

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M L S Commodities Corp.	Home Federal Savings & Loan Association	
(NAME:) P.O. Box 70	(NAME:) L & C Tower	162-1-102
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tn. 37027	(STREET ADDRESS) Nashville, Tennessee 37219	thru 113
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of----------

Ten and No/100----------($10.00)----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance owing on a note in the original amount of $140,000.00 to Home Federal Savings & Loan Association of Nashville, secured by a deed of trust to Attorneys Title Company, Inc., Trustee, of record in Book 4748, Page 203, Register's Office for Davidson County, Tennessee,

NOV-17	CONV	90,000.00			
NOV-17	CONV	69,667.01			
NOV-17	S'TAX		A*	415.22	
NOV-17	PR'FEE		A*	.50	
NOV-17	W'DEED		A*	6.00	* 421.72

We, Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a /Royal Enterprises*have bargained and sold, and by these presents do transfer and convey unto the said* M L S Commodities Corp., an Illinois Corporation, its

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being 5 tracts or parcels of land more particularly described as follows:
TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Tusculum Gardens, of record in Plan Book 4660, Page 35, Register's Office for Davidson County, Tennessee, and described more fully as follows:
Said Lot No. 15 fronts 58 feet on the Southerly margin of Garden View Court, and extends back 188.2 feet on the Westerly line and 225.3 feet on the Easterly line, which is a broken line, to a dead line in the rear, measuring 42.35 feet thereon.
Being part of the property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises, by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes, of record in Book 4748, Page 197, Register's Office for said County.
TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tusculum Gardens, of record in Plan Book 4660, Page 35, Register's Office for Davidson County, Tennessee, and described as follows:
Said Lot No. 16 fronts 66.38 feet on the Southerly margin of Garden View Court and extends back 160.4 feet along the Westerly line and 188.2 feet along the Easterly line to a dead line, measuring 104.49 feet thereon.
Being part of the property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises, by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes,
(CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this trnsefer is $ 152,667.01

Affiant

Subscribed and sworn to before me, this the ___ day of ___, 19__

NOTARY PUBLIC

My commission expires: ___

(Affix Seal)

Notary Public

of record in Book 4748, Page 197, Register's Office for said County.
TRACT NO. 3: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tusculum Gardens, of record in Plan Book 4660, Page 35, Register's Office for Davidson County, Tennessee, and described as follows:
Said Lot No. 17 fronts 75.99 feet on the Southerly margin of Garden View Court and extends back 123.8 feet along the Westerly line and 160.4 feet along the Easterly line to a dead line, measuring 89.65 feet thereon.
Being part of the property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises, by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes, of record in Book 4748, Page 197, Register's Office for said County.
TRACT NO. 4: Land in Davidson County, Tennessee, being Lot No. 18 on Tusculum Gardens, of record in Plan Book 4660, Page 35, Register's Office for Davidson County, Tennessee, and described as follows:
Said Lot No. 18 fronts 43.20 feet on the Southwesterly terminus of Garden View Court and extends back 120 feet along the Northerly line and 123.8 feet along the Easterly line to a dead line in the rear, said dead line being a broken line, measuring 162.75 feet thereon.
Being part of the property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace d/b/a Royal Enterprises, by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes, of record in Book 4748, Page 197, Register's Office for said County.
TRACT NO. 5: Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Tusculum Gardens, of record in Plan Book 4660, Page 35, Register's Office for Davidson County, Tennessee, and described as follows:
Said Lot No. 19 fronts 49.75 feet on the Westerly terminus of Garden View Court and extends back 197.3 feet along the Northeasterly line and 120 feet along the Southerly line to a dead line in the rear, measuring 207.50 feet thereon.
Being part of the property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace d/b/a Royal Enterprises, by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes, of record in Book 4748, Page 197, Register's Office for said County.

unimproved ( ) This is improved (XX property, known as Lots Nos. 15-19, Garden View Court, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M L S Commodities, its *heirs and assigns, forever.*

And we *do covenant with the said* M L S Commodities *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* October, *1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph Stevens
Melvin Jones
Jerry Pace
Jean L. Pace
d/b/a Royal Enterprises

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State, the within named* Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace, d/b/a Royal Enterprises,

the bargainor..S.., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at [signature], *Tennessee, this* [signature] *day of* October, *19* 74.

[signature], *Notary Public.*

Commission Expires 4-26-75.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

C 76 8 1: IDENTIFICATION REFERENCE Nov 1 2 25 PM 74 FELIX REGISTER DAVIDSON COUNTY, TENN.